



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60482

APPEAL by Andrea Doyle care of Paddy Kennedy Construction Design, Surveying and Planning of Slieverue, Athenry, County Galway against the decision made on the 6th day of January, 2023 by Galway County Council to grant subject to conditions permission to Julian Drapiewski care of Robert Nanasi of Derrydonnell North, Oranmore, County Galway.

Proposed Development Construct a second-floor flat roof extension to back of existing dwelling house and convert existing attic store room to bedroom, all at Number 2, Boithrín na Rí, Tuam Road, Ballydavid South, Athenry, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



Reasons and Considerations

Having regard to the design and scale of the proposed development and to the pattern of development in the area, it is considered that the proposed development would be visually discordant in this context and would seriously injure the adjoining residential amenity. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would contravene Development Management Standard: DM4, (Section 15.2.4) of the Galway County Development Plan 2022 - 2028 in relation to House Extensions (Urban and Rural) by reason of undue overlooking and overly dominant visual impact.



Joe Boland

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *30TH* day of *January* 2024.